

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROWLETT, TEXAS HELD IN THE ROWLETT
MUNICIPAL CENTER, 4000 MAIN STREET, ROWLETT, TEXAS
AT 7:00 P.M., JUNE 8, 2009**

PRESENT: Chairman, Larry Beckham; Vice-Chairman, Jerry Galloway; Members, Charles Lee, Juan Torres, Juan Vasquez

STAFF PRESENT: Erin Jones, Planner II; Secretary Kendra Frederick

Item 1. Call to Order for Public Meeting.

Chairman Beckham called the meeting to order at 7:10 p.m.

Item 2. Consider approving the minutes from the February 2, 2009 Regular Board of Adjustment Meeting.

Board Member Charles Lee made a motion to approve the minutes. Vice-Chairman Jerry Galloway seconded the motion. Motion passed with a 3-0-2 vote. Board Member Juan Torres and Juan Vasquez abstained from voting since they were not seated at the dais at the February 2, 2009 meeting.

Item 3. Conduct a public hearing and take appropriate action on a request for a variance to the sign regulations contained in Section 77:512 of the Rowlett Development Code (RDC). The subject property is located at 2312 Lakeview Parkway, being Lot 2, Block A of the Storage Max of Rowlett Addition. (BOA09-02)

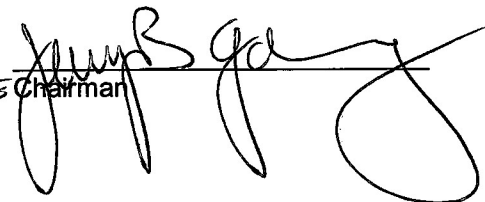
Mr. Beckham swore in those persons wishing to speak and opened the public hearing.


Erin Jones, Planner II came forward to present this case. She stated that currently the Rowlett Development Code states that monument signs can be 10 feet in overall height and 80 sq. ft. in overall area. Currently, the NTB sign conforms to the city's regulations. The applicant requests a sign variance to increase the height of the sign to 13 feet which would increase the base 5 feet in height. The applicant requests the sign variance due to the sign being blocked by landscaping and the adjacent car lot's fence. Ms. Jones stated that staff went and looked at NTB and the sign was very visible from the west and although the view of the sign traveling east bound is blocked the applicant does have the option of putting 10% signage on the west façade but has not taken advantage of that option at this point. Staff recommends denial of the variance request.

Rose Guarneri with Turner Sign Systems based out of Haltom City, TX came forward to speak. She stated that NTB is only requesting 3 feet above what the city allows because they are losing business due to lack of visibility of the sign. According to Ms. Guarneri, no other options were exhausted to alleviate the visibility problem with the sign. With that being said, Board Member Charles Lee made a motion to deny the request for the sign variance. Board Member Juan Torres seconded the motion. Motion passed unanimously with a 5-0 vote.

Item 4. Adjournment

Mr. Beckham adjourned the meeting at 7:19 pm


Vice Chairman


Secretary